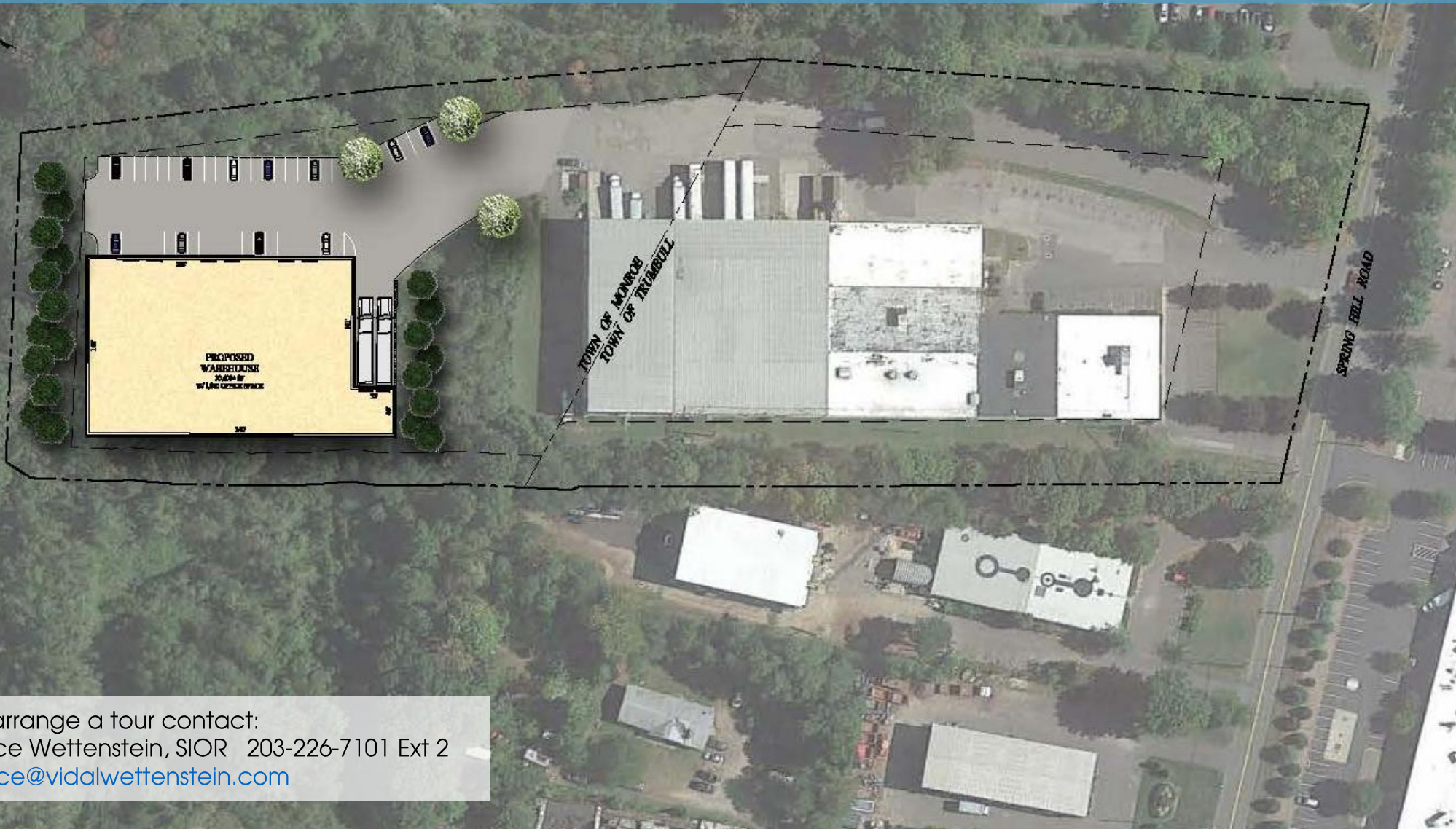


# Hi-Bay Warehouse for Lease

205 Spring Hill Road, Monroe, CT



To arrange a tour contact:  
Bruce Wettenstein, SIOR 203-226-7101 Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



# 205 Spring Hill Road, Monroe, CT

## Building to be Built, Ready for Occupancy 2<sup>nd</sup> Qtr. 2024

### PROPERTY DETAILS

Building Area: 30,400± SF – offices tbd

Land Area: 3.13 acres in Monroe

Zoning: IL

Parking: 25±

Sprinklered: yes, fully sprinklered

Loading: 2 Loading docks with levelers and multiple drive in doors size tbd

Clear height: 28' clear

Gas: Nature gas

Water/ Sewer: city water and sewer

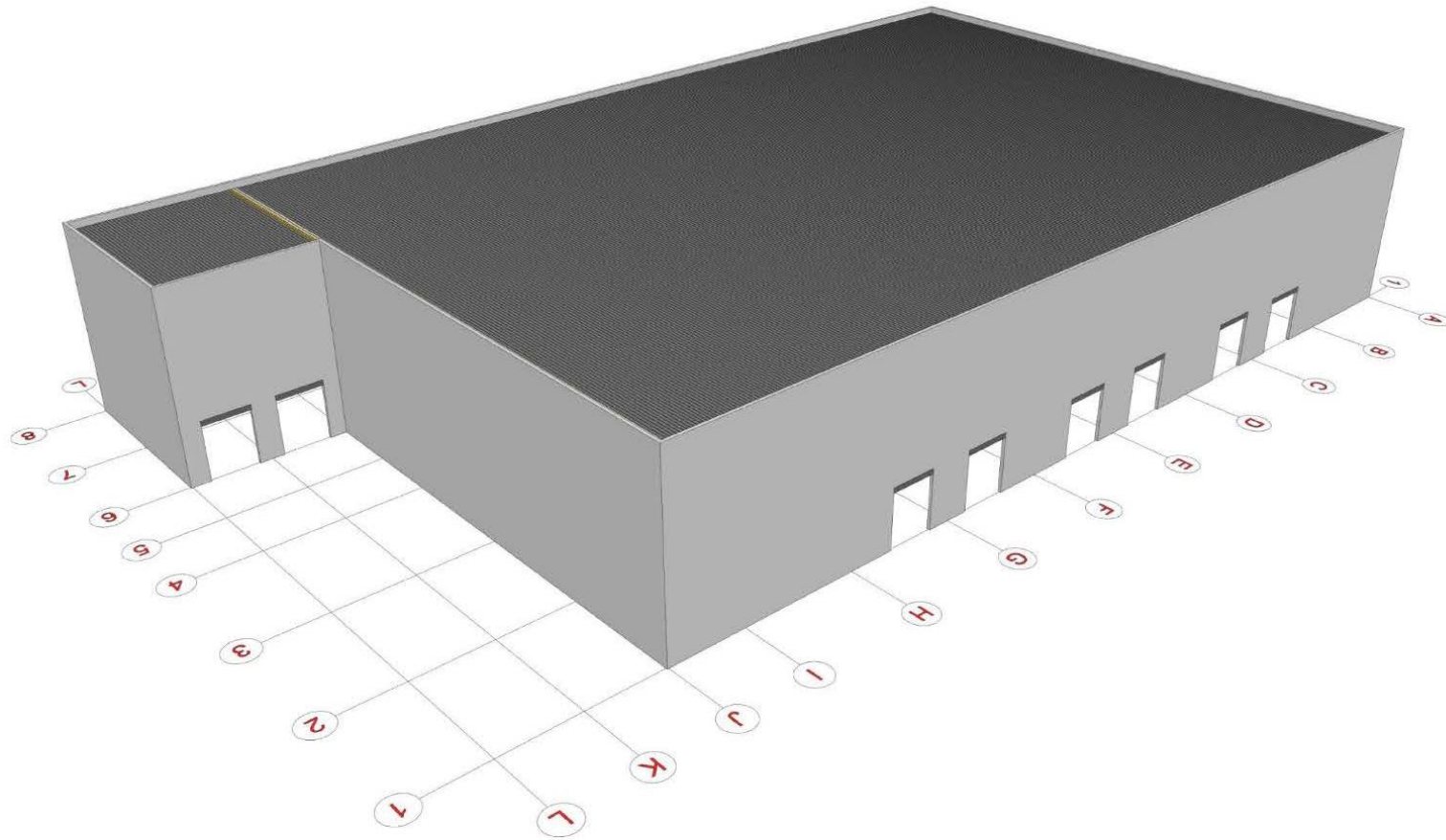
Taxes: tbd

Lease Price: \$12.50 NNN



**Location:** 1 mile to Rt 25 connector and I-95.  
the property is in Monroe but you have to go down a driveway in Trumbull to access it

# 205 Spring Hill Road, Monroe, CT



**SIOR** Individual Members  
Society of Industrial & Office Realtors

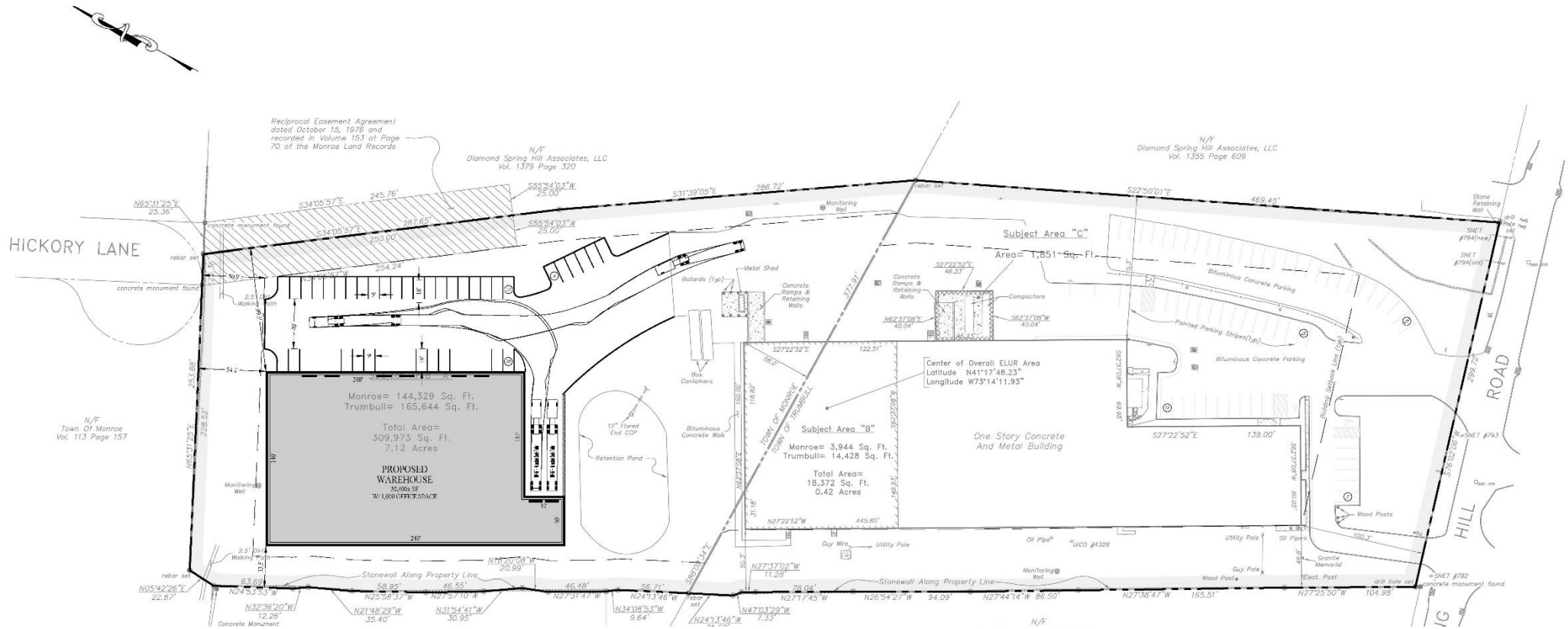
## VIDAL/WETTENSTEIN, LLC



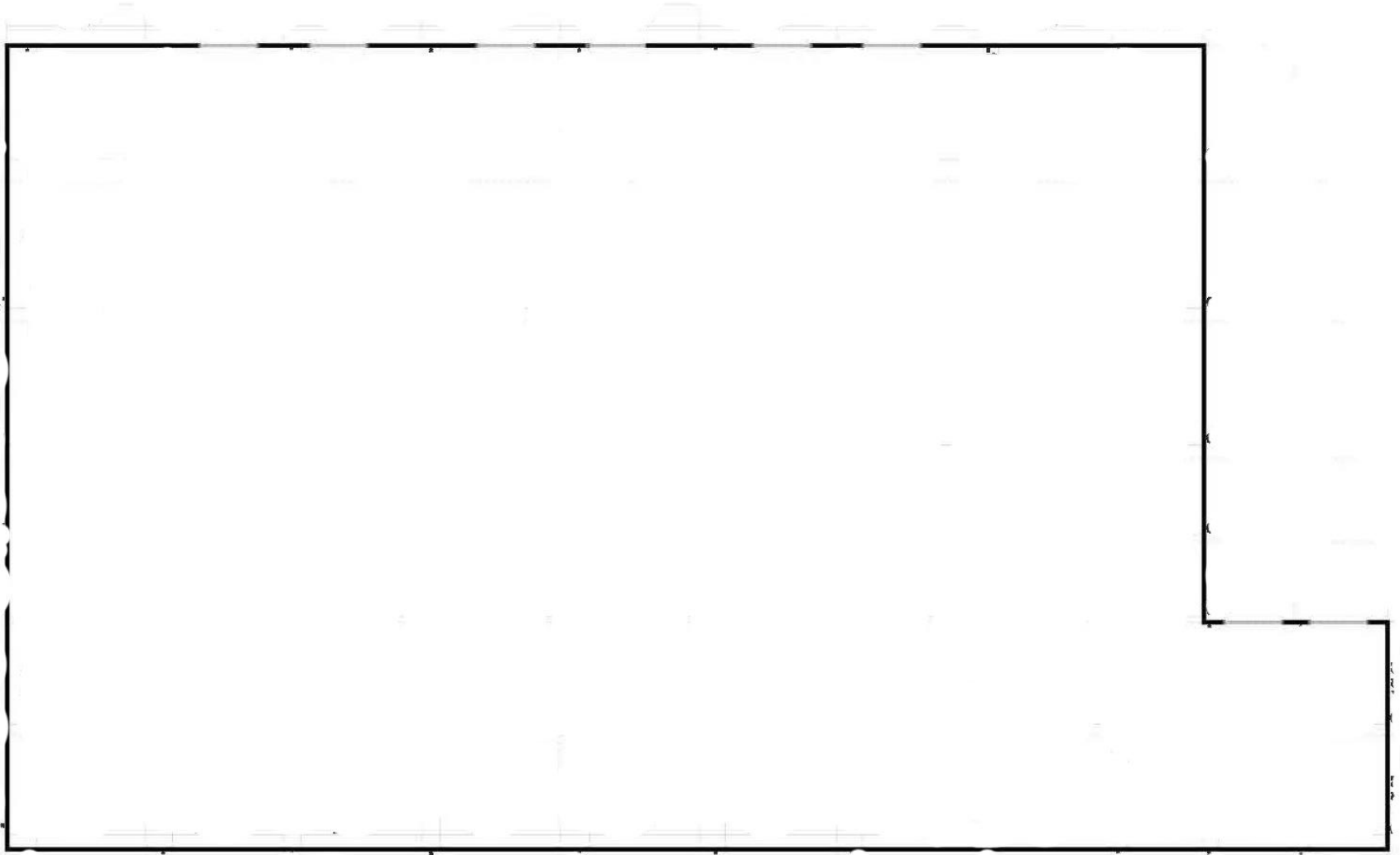
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# 205 Spring Hill Road, Monroe, CT



# 205 Spring Hill Road, Monroe, CT



**SIORE** Individual Members  
Society of Industrial & Office Realtors

**VIDAL/WETTENSTEIN, LLC**

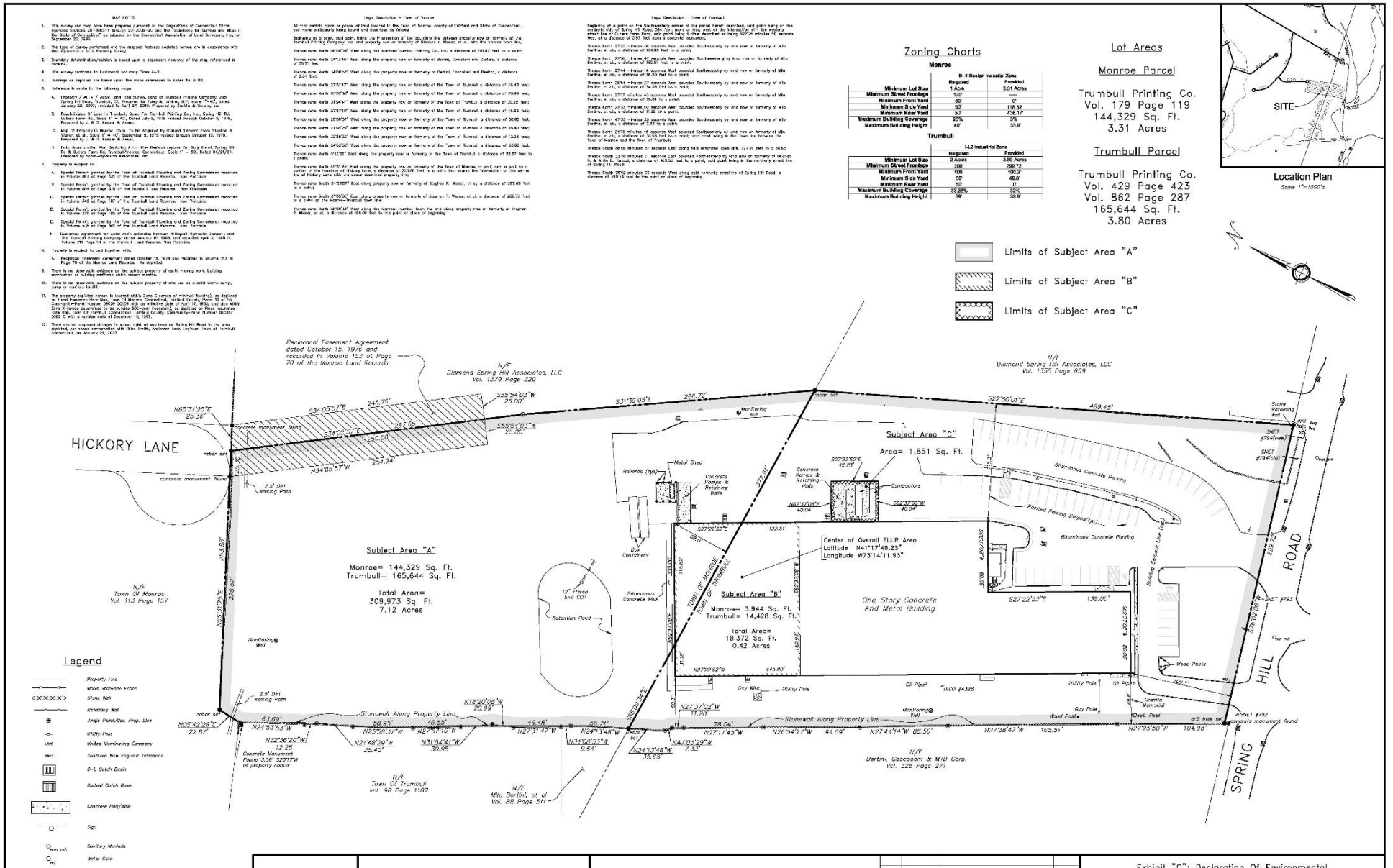


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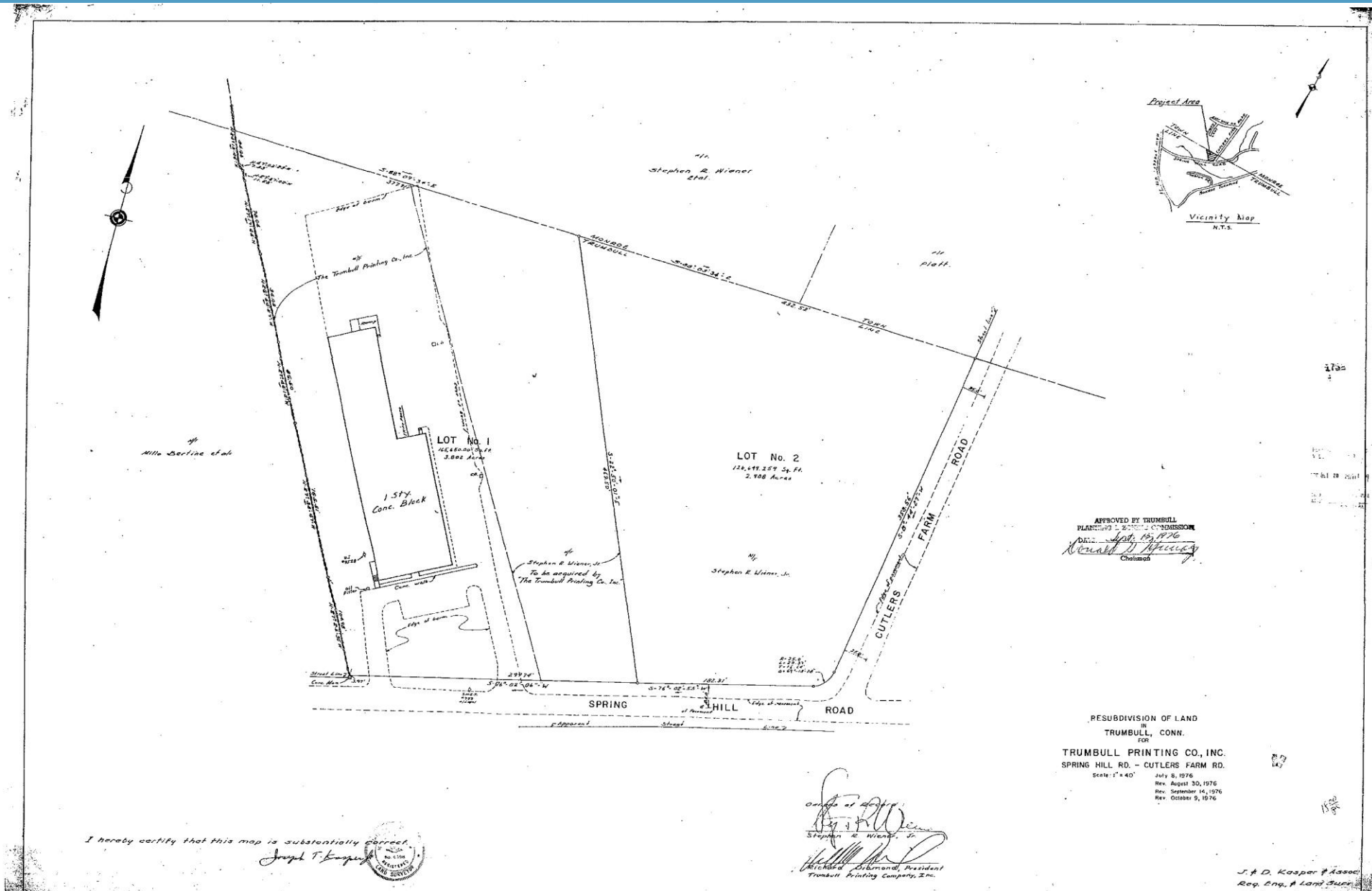
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205 Spring Hill Road, Monroe, CT

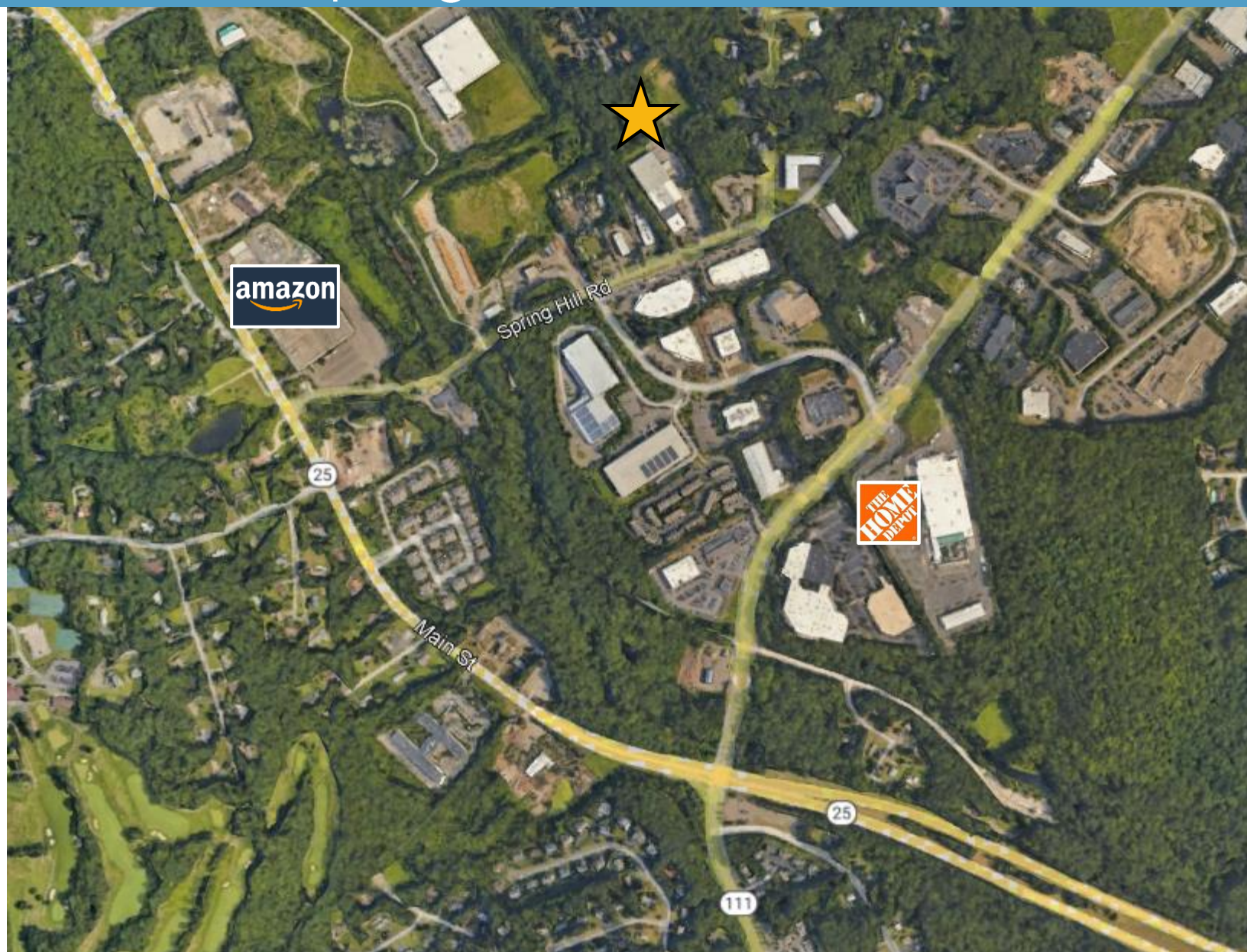


# 205 Spring Hill Road, Monroe, CT





# 205 Spring Hill Road, Monroe, CT





## General

ACS, 2015–2019	Monroe	State
Land Area <i>mi</i> <sup>2</sup>	26	4,842
Population Density <i>people per mi</i> <sup>2</sup>	750	738
Number of Households	6,673	1,370,746
Median Age	43.3	41.0
Median Household Income	\$118,669	\$78,444
Poverty Rate	3%	10%

## Economy

### Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Retail Trade	834	66	\$37,651
2 Manufacturing	778	30	\$54,101
3 Local Government	737	15	\$66,825
4 Accommodation & Food Services	735	57	\$17,819
5 Health Care & Social Assistance	436	47	\$53,387
All Industries	5,482	671	\$51,388

### SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 2,492

#### New Business Registrations by Year

2001	125	2006	152	2011	132	2016	149
2002	147	2007	149	2012	157	2017	177
2003	168	2008	141	2013	141	2018	188
2004	165	2009	134	2014	151	2019	157
2005	179	2010	166	2015	159	2020	174

### Key Employers

Data from municipalities, 2021

- 1 Seymour Sheridan Inc
- 2 Victorinox Swiss Army Inc
- 3 Victorinox Swiss Army
- 4 Northeast Laser Engraving
- 5 Next Street

## Demographics

ACS, 2015–2019

### Age Distribution

Under 10	2,069	11%	State	11%
10 to 19	3,241	17%		13%
20 to 29	1,801	9%		13%
30 to 39	1,970	10%		12%
40 to 49	2,735	14%		13%
50 to 59	3,384	17%		15%
60 to 69	2,209	11%		12%
70 to 79	1,495	8%		7%
80 and over	642	3%		5%

### Race and Ethnicity

Asian <i>Non-Hispanic (NH)</i>	4%	State	4%
Black <i>NH</i>	2%		10%
Hispanic or Latino/a <i>Of any race</i>	7%		16%
White <i>NH</i>	85%		67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%		3%

### Language Spoken at Home

English	78	State	87%
Spanish	4		12%

### Educational Attainment

High School Diploma Only	23	State	27%
Associate Degree	8		10%
Bachelor's Degree	22		27%
Master's Degree or Higher	17		22%

## Housing

ACS, 2015–2019

	Monroe	State
Median Home Value	\$370,200	\$275,400
Median Rent	\$1,364	\$1,180
Housing Units	7,013	1,516,629

Monroe

State

Owner-Occupied	66	91%
Detached or Semi-Detached	64	91%
Vacant	5	10%

## Schools

CT Department of Education, 2020-21

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Monroe School District	PK-12	3,179	36	98%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19	Math	ELA
Monroe School District	73%	82%
Statewide	48%	56%

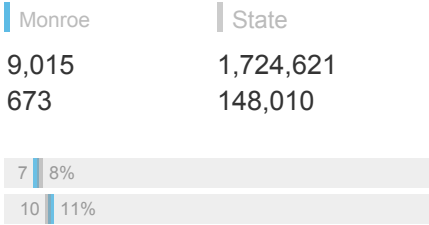
## Labor Force

CT Department of Labor, 2020

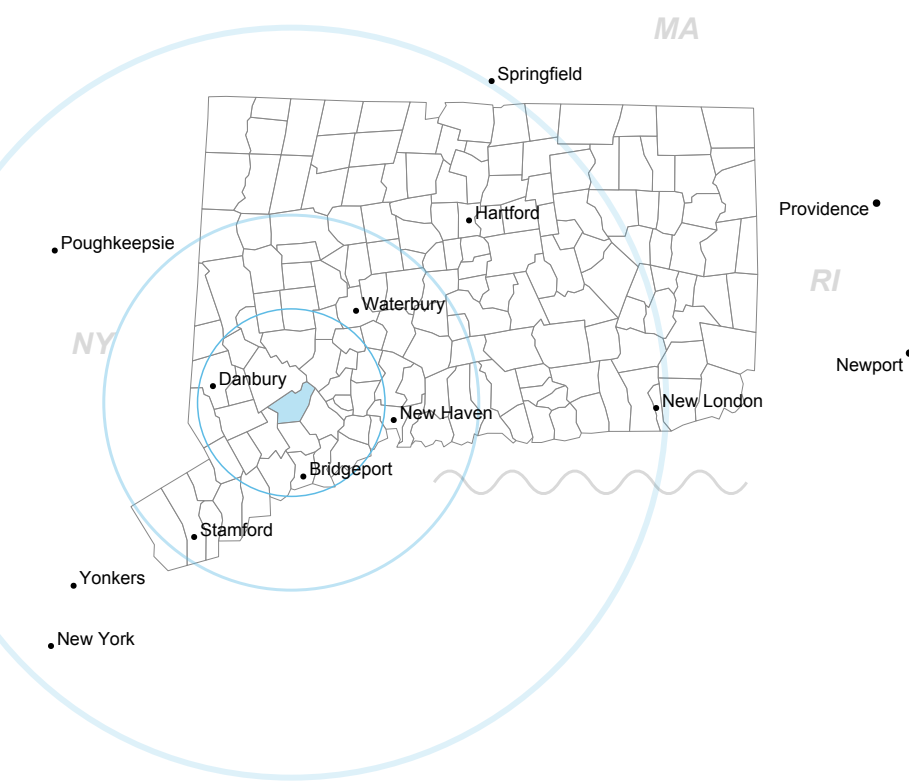
	Monroe	State
Employed	9,015	1,724,621
Unemployed	673	148,010

Unemployment Rate  
Self-Employment Rate\*

\*ACS, 2015–2019



## Catchment Areas of 15mi, 30mi, and 60mi



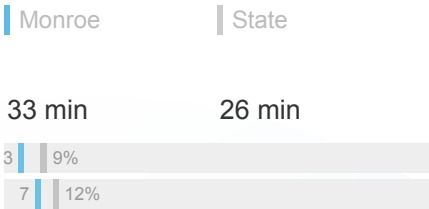
## Access

ACS, 2015–2019

Mean Commute Time *Pre-Covid* 33 min 26 min

No Access to a Car

No Internet Access



## Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *Pre-Covid*

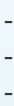


## Public Transit

CTtransit Service

Other Public Bus Operations

Train Service



## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$97,355,639
Property Tax Revenue	\$76,743,249
per capita	\$3,944
per capita, as % of state av.	130%
Intergovernmental Revenue	\$18,055,609
Revenue to Expenditure Ratio	104%

Boston\*

### Municipal Expenditure

Total Expenditure	\$93,674,089
Educational	\$67,010,629
Other	\$26,663,460

### Grand List

Equalized Net Grand List	\$3,175,730,981
per capita	\$163,109
per capita, as % of state av.	106%
Comm./Indust. Share of Net Grand List	10%

Actual Mill Rate	35.76
Equalized Mill Rate	24.18

### Municipal Debt

Moody's Rating	Aa2
Total Indebtness	\$40,234,951
per capita	\$2,067
per capita, as % of state av.	80%
as percent of expenditures	43%

Annual Debt Service	\$6,106,639
as % of expenditures	7%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.  
[ctdata.org/sitefinder](https://ctdata.org/sitefinder)

## About Town Profiles

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## General

ACS, 2015–2019	Trumbull	State
Land Area <i>mi</i> <sup>2</sup>	23	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,543	738
Number of Households	12,190	1,370,746
Median Age	43.0	41.0
Median Household Income	\$122,451	\$78,444
Poverty Rate	3%	10%

## Economy

### Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	3,429	148	\$52,310
2 Retail Trade	2,613	148	\$26,417
3 Local Government	1,528	18	\$64,816
4 Manufacturing	1,201	22	\$88,777
5 Accommodation & Food Services	1,148	66	\$23,415
All Industries	14,894	1,110	\$57,074

### SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses				4,391			
New Business Registrations by Year							
2001	201	2006	270	2011	198	2016	298
2002	235	2007	245	2012	240	2017	301
2003	282	2008	250	2013	248	2018	289
2004	286	2009	264	2014	245	2019	289
2005	310	2010	230	2015	295	2020	337

### Key Employers

Data from municipalities, 2021

- 1 Lockheed Marting/Helicopter Company
- 2 Henkel Corporation
- 3 Image First Healthcare Laundry
- 4 Unilever
- 5 Cooper Surgical

## Demographics

ACS, 2015–2019

### Age Distribution

		State
Under 10	4,020 11%	11%
10 to 19	6,002 17%	13%
20 to 29	2,990 8%	13%
30 to 39	3,415 9%	12%
40 to 49	5,506 15%	13%
50 to 59	5,192 14%	15%
60 to 69	3,926 11%	12%
70 to 79	2,914 8%	7%
80 and over	2,011 6%	5%

### Race and Ethnicity

		State
Asian <i>Non-Hispanic (NH)</i>	6%	4%
Black <i>NH</i>	5%	10%
Hispanic or Latino/a <i>Of any race</i>	7%	16%
White <i>NH</i>	80%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

### Language Spoken at Home

	Trumbull	State
English	78	81%
Spanish	4	12%

### Educational Attainment

	Trumbull	State
High School Diploma Only	18	27%
Associate Degree	7	8%
Bachelor's Degree	22	31%
Master's Degree or Higher	17	24%

## Housing

ACS, 2015–2019

	Trumbull	State
Median Home Value	\$399,200	\$275,400
Median Rent	\$2,032	\$1,180
Housing Units	12,631	1,516,629
	Trumbull	State
Owner-Occupied	66	86%
Detached or Semi-Detached	64	90%
Vacant	3	10%

## Schools

CT Department of Education, 2020-21

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Trumbull School District	PK-12	6,739	196	97%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Trumbull School District	76%	80%
Statewide	48%	56%

## Labor Force

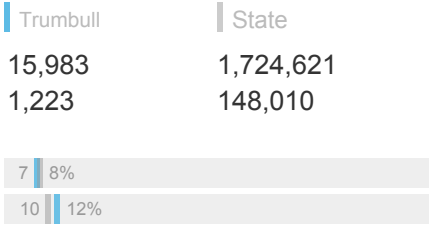
CT Department of Labor, 2020

	Trumbull	State
Employed	15,983	1,724,621
Unemployed	1,223	148,010

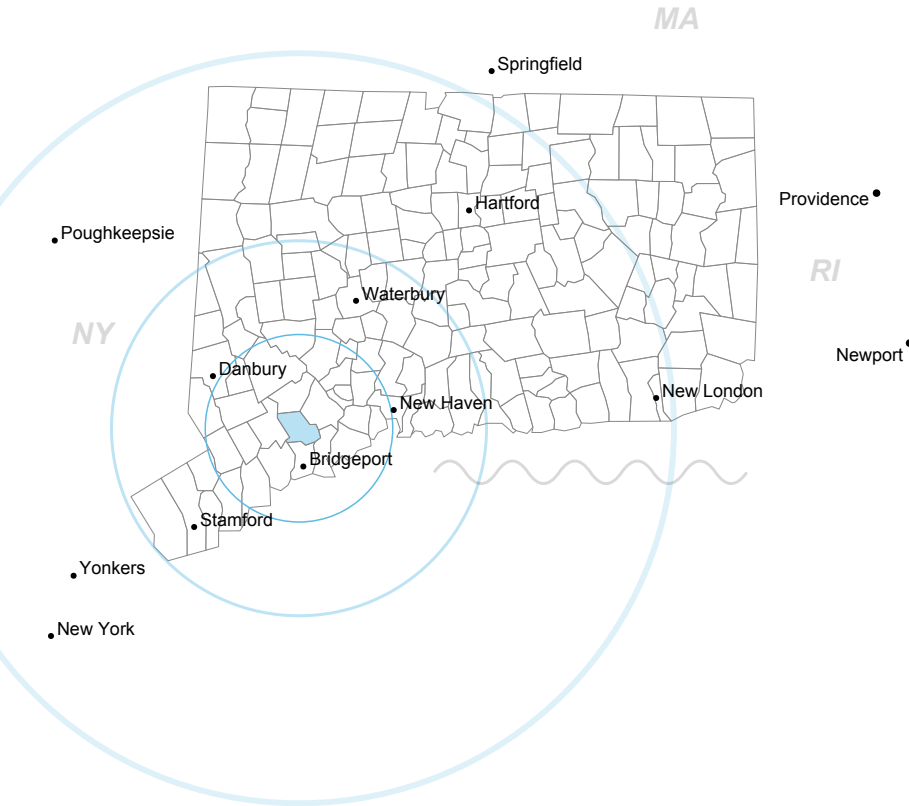
Unemployment Rate

Self-Employment Rate\*

\*ACS, 2015–2019



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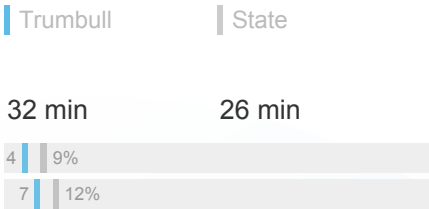
## Access

ACS, 2015–2019

	Trumbull	State
Mean Commute Time <i>Pre-Covid</i>	32 min	26 min

No Access to a Car

No Internet Access



## Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *Pre-Covid*



## Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-  
Greater Bridgeport Transit Authority  
-

## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$190,404,397
Property Tax Revenue	\$155,448,892
per capita	\$4,308
per capita, as % of state av.	142%
Intergovernmental Revenue	\$27,971,729
Revenue to Expenditure Ratio	100%

Boston\*

### Municipal Expenditure

Total Expenditure	\$189,664,400
Educational	\$127,474,357
Other	\$62,190,043

### Grand List

Equalized Net Grand List	\$7,035,069,970
per capita	\$196,499
per capita, as % of state av.	128%
Comm./Indust. Share of Net Grand List	19%

Actual Mill Rate	33.39
Equalized Mill Rate	21.92

### Municipal Debt

Moody's Rating	Aa2
Total Indebtness	\$89,134,770
per capita	\$2,490
per capita, as % of state av.	96%
as percent of expenditures	47%

Annual Debt Service	\$12,724,677
as % of expenditures	7%

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